



**HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE**

ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, December 15, 2015 9:00 A.M.
PLAZA DEL SOL HEARING ROOM
BASEMENT LEVEL
600 SECOND STREET NW
(ON THE NORTHEAST CORNER OF 2ND STREET AND ROMA NW)

STAFF

*Christopher L. Graeser, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, ZHE Planner
Angel Vallejos, ZHE Administrative Assistant*

For Inquiries Regarding This Agenda, Please Call Planning Dept. at (505) 924-3860.

PLEASE ADDRESS ALL CORRESPONDENCE TO:

***Christopher L. Graeser, Esq.
Planning Department
P.O. Box 1293
Albuquerque, NM 87103***

NOTICE TO PEOPLE WITH DISABILITIES: *If you have a disability and you require special assistance to participate in this hearing, please contact Planning Information at (505) 924-3860.*

OLD BUSINESS:

- | | | | |
|----|--------------------|-----------------------------|---|
| 1. | 15ZHE-80245 | Project#
1010601 | STEVE NUANEZ requests a special exception to Section 14-16-2-23(A) and pg 85 LOS DURANES SDP and 14-16-3-19(A)(1)(c) : a VARIANCE to allow an existing 6 ft fence within 10 ft of the right away line in the side yard of a corner lot for all or a portion of Lot B, Romero-Josh zoned SU-2 LD RA-2, located on 2807 CAMILO LA NW (H-12) WITHDRAWN |
| 2. | 15ZHE-80246 | Project#
1010601 | STEVE NUANEZ requests a special exception to Section 14-16-2-23(A) and pg 85 LOS DURANES SDP and 14-16-3-19(A)(2)(a) : a VARIANCE request of 3 ft to the maximum 3 ft height allowed in the front yard setback area for an existing 6 ft fence for all or a portion of Lot B, Romero-Josh zoned SU-2 LD RA-2, located on 2807 CAMILO LA NW (H-12) DENIAL |
| 3. | 15ZHE-80271 | Project#
1010635 | PERI PAKROO (JOE SILVA, AGENT) requests a special exception to Section 14-16-2-23 and 14-16-2-6(E)(5) & pg 92 DOWNTOWN NEIGHBORHOOD AREA SDP : a VARIANCE of 15 ft to the required 15 ft rear yard setback for an existing house for all or a portion of Lot 3, Block 2, Chacon Addn zoned SU-2 DNA-SF, located on 614 17TH ST NW (J-13) APPROVAL WITH CONDITIONS |

4. **15ZHE-80272** **Project#** **PERI PAKROO (JOE SILVA, AGENT)** requests a special exception to Section 14-16-2-23 and 14-16-2-6(E)(5) & pg 92 DOWNTOWN NEIGHBORHOOD AREA SDP : a VARIANCE of 5 ft to the required 5 ft side yard setback for an existing house for all or a portion of Lot 3, Block 2, Chacon Addn zoned SU-2 DNA-SF, located on **614 17TH ST NW** (J-13) **APPROVAL WITH CONDITIONS**

NEW BUSINESS:

5. **15ZHE-80276** **Project#** **MIKE MARES** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow an existing carport in the required front setback area for all or a portion of Lot A, Barnes-EA zoned R-1, located on **854 LOS ARBOLES AV NW** (G-14) **DENIAL**
6. **15ZHE-80277** **Project#** **ESTELLA T LEMCKE (C J & J CONSTRUCTION, LLC, AGENT)** requests a special exception to Section 14-16-2-6(E)(5)(a) : a VARIANCE of 5 ft to the required 15 ft rear yard setback for all or a portion of Lot 14, Block 26, Mesa Park zoned R-1, located on **725 CALIFORNIA ST SE** (L-18) **APPROVAL WITH CONDITIONS**
7. **15ZHE-80278** **Project#** **SANG DOUNG** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow an existing carport in the front setback area for all or a portion of Lot 10, Block 20, Altamont Addn zoned R-1, located on **3412 CUERVO DR NE** (G-18) **APPROVAL**
8. **15ZHE-80279** **Project#** **JANE CARLTON** requests a special exception to Section 14-16-3-5(C)(2)(b) : a VARIANCE of 10 ft to the required 10 ft distance from property line for a proposed monument sign for all or a portion of Lot 8A, Block 9, Baron Burg Heights zoned C-1, located on **730 SAN MATEO BLVD SE** (L-17) **APPROVAL WITH CONDITIONS**
9. **15ZHE-80280** **Project#** **LAUREN GRIEGO (RONNIE VARELA, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow for a carport in the front yard setback for all or a portion of Lot 14, Block 1, Brister Stripe Addn zoned R-1, located on **4502 15TH CT NW** (F-14) **APPROVAL WITH CONDITIONS**
10. **15ZHE-80281** **Project#** **HENRY CHAN** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to the maximum 3 ft height allowed in the front yard setback for an existing fence for all or a portion of Lot 8C2, Block 41, Broad Acres zoned R-2, located on **3101 PENNSYLVANIA ST NE** (G-19) **DENIAL**
11. **15ZHE-80282** **Project#** **LISA SKOLER** requests a special exception to Section 14-16-2-6(B)(7) : a CONDITIONAL USE to allow counseling as a home occupation in a R-1 zone for all or a portion of Lot 6, Block 4, Wagner-WJ zoned R-1, located on **1822 PALOMAS DR NE** (J-18) **WITHDRAWN**
12. **15ZHE-80283** **Project#** **STEVEN HORNE (MAJESTIC HOMES, AGENT)** requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE of 9 ft to the required 10 ft side yard setback for an existing porch to allow a proposed garage addition for all or a portion of Lot 16, Block 4, Holiday Park Unit 3 zoned R-1, located on **11525 BAR HARBOR PL NE** (G-22) **APPROVAL WITH CONDITIONS**
13. **15ZHE-80284** **Project#** **SHANNON PARKS** requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE of 8 ft to the required 10 ft side yard setback for a proposed garage addition for all or a portion of Lot 14, Block 10, La Hacienda Addn zoned R-1, located on **745 MORNINGSIDE DR NE** (J-17) **APPROVAL**

14. **15ZHE-80285** **Project#** **ROSE MORIN (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 85, LOS DURANES SDP, SUR/LD RA-2 (A) : a VARIANCE of 0.0576 acre to the required minimum 1 acre for a proposed PCD Development for all or a portion of Lot 195, 194B, and 194A1A7B, MRGCD Map No 35 zoned SU-2 LD/RA-2, located on **2929 DURANES RD NW (H-12) APPROVAL**
15. **15ZHE-80286** **Project#** **HEAD START ENTERPRISES LIMITED PARTNERSHIP/DBA CAR CRAFTERS (GARCIA/KRAEMER & ASSOCIATES, AGENT)** requests a special exception to Section 14-16-2-23(A) and Pg 38(E)(5) North I-25 SDP : a VARIANCE request of 24 in to the maximum 18 in letter height allowed for proposed new wall sign for all or a portion of Lot 8C, Block 18, N Abq Acres TR A Unit B zoned SU-2 M-1 or SU-2 RC, located on **5600 HOLLY AV NE (C-18) APPROVAL**